

8/9/10  
(Special Meeting)

L-208-10 vaz

ORDINANCE NO. 208-10

BY: **BRIAN DAY**

(By Request – Community Services/Economic Development)

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR DIRECTOR OF PUBLIC SERVICE TO ENTER INTO AND EXECUTE A PURCHASE AGREEMENT FOR THE ACQUISITION OF RESIDENTIAL PROPERTY IN THE CITY OF PARMA LOCATED AT 5714 HAVERHILL AVENUE (PPN# 448-08-059), PURSUANT TO ITS NEIGHBORHOOD STABILIZATION PROGRAM (N.S.P.) PLAN AS APPROVED BY THE STATE OF OHIO DEPARTMENT OF DEVELOPMENT, AND DECLARING AN EMERGENCY

WHEREAS, the City of Parma has received \$1,450,567 in federal grant money to carry out redevelopment activities within its municipal borders under the rules and regulations set forth by the federal Department of Housing & Urban Development as administered by the State of Ohio Department of Development, and;

WHEREAS, the City of Parma determined that acquisition and demolition of foreclosed homes that were vacant and of below-average physical condition should be targeted for removal from the neighborhood landscape to strengthen the value and appearance of remaining homes, and;

WHEREAS, the City of Parma determined that the best redevelopment of the resulting vacant lot would be the consolidation to adjacent residential properties, and;

WHEREAS, prior to making any offer to purchase a residential property, the City of Parma must perform a HUD-approved residential appraisal and pay no more than ninety-nine percent (99%) of the determined market value;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO:

Section 1. That the Mayor and/or Director of Public Service are hereby authorized to enter into a Purchase Agreement with PSE, CU, Inc. for the purchase of real property located at 5714 Haverhill Avenue (PPN# 448-08-059) at a cost not to exceed \$60,000.00 pursuant to its Neighborhood Stabilization Program (N.S.P.) plan as approve by the State of Ohio Department of Development, except for contract modifications pursuant to the requirements of Ohio Revised Code Section 735.07.

Section 2. That the Mayor and/or Director of Public Service are hereby authorized to execute said Purchase Agreement and to take such action and to execute such other documents and amendments thereto as may be necessary and as are approved by the Law Director.

Section 3. That funds for said Purchase Agreement shall be paid from Fund No. 207-207-Neighborhood Stabilization Program (NSP); Account No. 68059-20810-Land Purchase.

Pg. 2 of L-208-10     An Ord. authorizing the Mayor and/or Director of Public Service to enter into and execute a Purchase Agreement for the acquisition of residential property in the City of Parma located at 5714 Haverhill Avenue (PPN# 448-08-059) pursuant to its Neighborhood Stabilization Program (N.S.P.) plan as approved by the State of Ohio Department of Development, and declaring an emergency

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the City of Parma, and for the further reason that this measure is necessary to meet closing deadline and schedule dwelling for demolition as soon as possible, and this Ordinance shall become immediately effective upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
CLERK OF COUNCIL

FILED WITH  
THE MAYOR: \_\_\_\_\_  
MAYOR, CITY OF PARMA, OHIO